



# 2014 City-Wide Revaluation

By: Lee Grosenick, City Assessor

- ▶ Facts about the Revaluation Process
  - Began in June 2013 by the City Assessor's Office.
  - Completed by the City Assessor and three employees of the department.
  - 15,516 Residential parcels were reviewed.
  - 1,352 Commercial parcels were reviewed.
  - In WI, the Dept. of Revenue (WI DOR) reviews Manufacturing parcels.
  - Last revaluation: 2006



# What is a revaluation and why is it necessary?

- ▶ A revaluation is an update of all assessments in the City.
- ▶ Property Assessments are no longer within 10% of fair market value, WI DOR directs the City that a revaluation should be done.
- ▶ DOR conducts a sales ratio study to establish an equalization ratio
- ▶ 2012 saw 1,284 real estate transfers
  - Assessor's office validated 321 transfers

# Revaluation & Why Necessary, continued

- ▶ DOR determined the 2013 Ratio of 110.68%
- ▶ At this point the City was no longer within 10% of fair market value.
- ▶ **Listing of Tax Rates and Assessment Ratios**

<u>Year</u>		<u>Tax Rate/1000</u>		<u>Assmt. Ratio</u>		
2006		24.20		100.02%		
2007		24.54		94.84%		
2008		23.72		94.17%		
2009		24.62		94.92%		
2010		24.95		100.09%		
2011		24.66		103.63%		
2012		23.78		108.67%		
2013		23.92		110.68%		
2014		?		?		

# How were Values Determined?

- ▶ Property sales were studied between Jan. 1, 2011 and December 31, 2013 to establish valuation parameters such as:
  - Neighborhood ratings
  - Influence Factors
  - Market Adjustments

Parameters were applied to sale properties and tested. Appraisers then applied the valuation parameters to all non-sale properties in the City and reviewed the new assessments.



# Did all Assessments change at the same rate?

- ▶ There are differences between individual properties & between neighborhoods.
- ▶ Values can change from one neighborhood to another (Location, Location, Location....).



# How can my assessment change when I haven't made any improvements to my property?

- ▶ General Economic conditions such as:
  - Interest rates
  - Inflation or Recession
  - Changes in tax laws
- As property values change in the marketplace, so can assessments.



# How will my taxes change as a result of the new assessment?

- ▶ A change up or down in assessment does not mean that property taxes will increase or decrease.
- ▶ Your final property tax amount is affected by budget needs of the City, County, School District, and Technical College.
- ▶ Property taxes are then determined by taking your assessment, dividing by 1000, and multiplying by the tax rate.



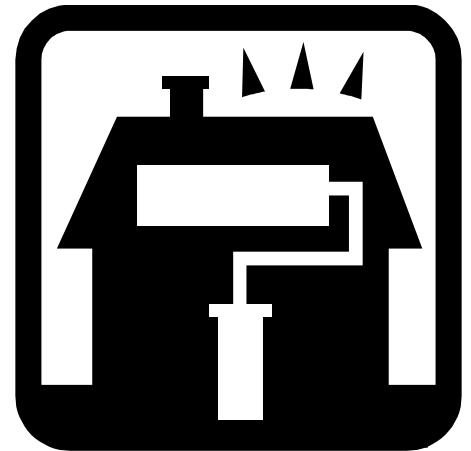
# Will my assessment go up if I repair my property?

- ▶ Normal maintenance will help retain the market value, but generally will not affect your assessment in a significant way.



# What will happen to my assessment if I improve my property?

- ▶ Not all improvements will increase your assessment. The following may increase your assessment:
  - Added living area or a new garage
  - Aluminum or vinyl siding
  - Substantial modernization or kitchen and/or baths
  - Addition of fireplaces or air conditioning
  - Extensive Remodeling



# Nobody inspected the inside of my home, so how could you reassess it?

- ▶ Assessor's office maintains a complete record of each property.
- ▶ Information is kept current through building permits, sales inspections and exterior reviews.
- ▶ This information is used to develop the new assessment.

# Did the foreclosed home next to my house affect my assessment?

- ▶ City appraisers did not take foreclosures and sheriff sales into account when determining the new assessments.
- ▶ What can property owners do to keep their neighborhood from declining and bring more stability to their neighborhood?
  - Residents are encouraged to form Neighborhood Associations to address neighborhood issues. Interested residents should contact the Planning Department for more information.

# What do I do if I disagree with the new assessment?

- ▶ August 11–15, 2014, will be the open book. This week allows concerned taxpayers the opportunity to discuss their assessments with City appraisers.
  - If residents are interested in attending the open book review, they should call the City Assessors (459–3393) office to schedule an appointment.

# How do I appeal my assessment?

- ▶ If a resident wants to appeal their assessment, please call the City Clerk's office at (920) 459-3361 or stop by City Hall.
- ▶ On September 9, 2014, the Board of Review will convene and review the appeals and make final determinations.





# More Information:

<http://www.revenue.wi.gov/pubs/slf/pr115.pdf>

OR

Visit the City of Sheboygan website:

[www.sheboyganwi.gov](http://www.sheboyganwi.gov)

City Assessor's Office: (920) 459-3388



# Questions?



This power point presentation is available on the City's homepage [www.sheboyganwi.gov](http://www.sheboyganwi.gov) (rotating banner on assessment)